

1 A Meeting of the Nibley City Council held at Nibley City Hall, 455 West 3200 South,
2 Nibley, Utah, on Thursday, September 17, 2026.

3
4 OFFICIAL MINUTES OF THE MEETING
5 City Recorder Cheryl Bodily took minutes
6

7 **Opening Ceremonies**

8 Mayor Larry Jacobsen talked about “doom scrolling” and the upcoming mid-term
9 election. As he thought about the rhetoric that went with campaigning it made him
10 think about who he wanted to represent him. He wondered if they should consider how
11 a candidate explained their policies and position. He saw one of the biggest threats to
12 the democratic republic as the divisiveness inspired by their chosen representatives.
13 Mayor Jacobsen described the Dignity Index Project. Mayor Jacobsen also talked about
14 Dolly Parton and the influence she had on his adolescence, the character she portrayed,
15 and the good things she did. He said she spoke with dignity about everybody. Mayor
16 Jacobsen quoted Dolly Parton when she was asked how she maintained fan bases with
17 the religious and gay communities:

18
19 *“It's two different worlds, and I live in both and I love them both, and I understand*
20 *and accept both.”*

21 --Dolly Parton, 1997
22

23 Mayor Jacobsen led the meeting in the Pledge of Allegiance.
24

25 **Call to Order and Roll Call**

26 Mayor Larry Jacobsen called the Thursday, September 17, 2026, Nibley City Council
27 meeting to order at 6:35 p.m. Those in attendance included Mayor Larry Jacobsen,
28 Councilmember Nathan Laursen, Councilmember Erin Mann, Councilmember Garrett
29 Mansell, Councilmember Nick Kenczka, and Councilmember Randy Spaulding. Justin
30 Maughan, Nibley City Manager, Tom Dickinson, Nibley City Engineer, and Cheryl Bodily,
31 Nibley City Recorder was also present.
32

33 Chad Wright, Nibley Recreation Director and Claire Schenk, Nibley City Planning
34 Commissioner were also in the audience.
35

36 **Approval of the August 27, 2026, Meeting Minutes and Current Agenda**

37 Councilmember Laursen moved to approve the previous meeting minutes and the
38 evening's agenda. Councilmember Kenczka seconded the motion. The motion passed
39 unanimously 5-0; with Councilmember Laursen, Councilmember Kenczka,
40 Councilmember Mann, Councilmember Mansell, and Councilmember Spaulding all in
41 favor.
42

43 **Public Comment Period**

1 Mayor Jacobsen gave direction to the public present and opened the Public Comment
2 Period at 6:37 p.m.

3
4 Clint Richins, a homeowner that back to public property on Nibley Gardens with a canal
5 that ran through it, spoke. He felt he was uniquely positioned to better that property.
6 He had access to livestock and the means to take care of them, and he wanted to
7 preserve some of Nibley's history by putting horses in the area. He said it would be
8 great for the community as well.

9
10 Seeing no further public comments, Mayor Jacobsen closed the Public Comment Period
11 at 6:39 p.m.

12 13 **Planning Commission Report**

14 There had been no Planning Commission meeting since the previous City Council meeting.

15 16 **Parks and Recreation Advisory Committee Report**

17 There had been no Parks and Recreation Advisory Committee since the previous City
18 Council meeting.

19 20 **Staff Reports**

21 Mr. Wright reported that the recreation department were wrapping up fall soccer and
22 starting flag football and had gotten through two Movies in the Park. He noted that the
23 Nibley Children's Theater was reporting at the meeting and described that Emily Rigby
24 and the NCT had supported their Movies in the Park. Mr. Wright described that Craig
25 Marlow was working on redesign of the Anhder Park bike park and the Cache Valley RC
26 Club was working with Mr. Marlow on utilizing some of the bike park for a remote-control
27 park. Mr. Wright said the Recreation department was short-handed and were currently
28 scrambling to hire an intern and Rec Aid.

29 30 **Presentation: Nibley Children's Theater**

31 Emily Rigby and Lori Hopkin gave a presentation. Ms. Rigby used electronic slides to share
32 information with the City Council and the public present. Her slides were titled, *Longest*
33 *running City-Sponsored Children's Theatre in Utah! Established 1983 44th production.* The
34 topics included in his presentation included the following: Why are we here?, 2026 Season
35 Income, 2026 Season Expenses, pictures of the 2026 NCT event, 2026 Season Volunteers,
36 Our Sponsors, the upcoming 2027 show, The Ballad of Rockridge, and Thank You!

37
38 Ms. Hopkins found it unique that the NTC gathered from multiple schools and she was
39 not aware of any other organization that did this. The NCT gave participants ownership
40 and opportunities.

41
42 Councilmember Mann asked if there was anything else the City could be doing to support
43 the NCT. Ms. Rigby said they were appreciative of the new risers that had been purchased

1 and were appreciative of the storage space at Ahnder Park and hoped they could continue
2 to utilize the storage space.

3
4 **Discussion: Law Enforcement, Code Enforcement, Animal Control**

5 Tim Ramirez, Patrol Lieutenant for the Cache County Sheriff's Department was present at
6 the meeting and introduced Nibley's STAR (Sheriff's Town and Area Representative)
7 deputies, Deputy Aaron Priest, who Nibley shared with Providence, and Deputy Rylin Rich,
8 who was full-time to Nibley. Lt. Ramirez described the functions of a STAR Deputy.

9
10 Councilmember Mann asked the deputies about what they did with e-Scooters, e-Bikes,
11 and e-motorcycles. Lt. Ramirez talked about the education measures the Sheriff's
12 department and school had done and said he'd seen a huge improvement. Mayor
13 Jacobsen and Lt. Ramirez discuss having the correct laws in place for e-vehicle
14 enforcement and talked about having proper signage in place.

15
16 Lt. Ramirez introduced Mike Wilson, the Code Enforcement officer for Nibley and Hyrum.
17 Lt. Ramirez discussed the interview process of picking Mike Wilson for the Code
18 Enforcement Officer position. Mr. Wilson described his experience in Clinton City and with
19 law enforcement and helping cities write and adopt policy. Mr. Wilson described his
20 approach to code enforcement.

21
22 Lt. Ramirez introduced Nibley's Animal Enforcement Officer representative, Emilia
23 Streadbeck. She informed the City Council of her scheduled enforcement hours. Deputy
24 Streadbeck summarized animal enforcement calls from the past 30 days. Councilmember
25 Mansell asked if most enforcement calls were for dog. Deputy Streadbeck agreed that
26 most calls were dogs.

27
28 Mayor Jacobsen expressed his appreciation of Cache County Law Enforcement.

29
30 Seeing no objection, Mayor Jacobsen called for a meeting break at 7:23 p.m. mainly to
31 address technical difficulties with the meeting's video.

32
33 The meeting resumed at 7:30 p.m.

34
35 **Discussion: Open and Public Meeting Act Training**

36 Ms. Bodily led this presentation and discussion. She showed the City Council the *Open*
37 *and Public Meetings Act Training 2026* as provided by the State of Utah Auditor's
38 department. All Councilmembers were present for the training. The Council answered
39 and discussed questions from the training. Ms. Bodily committed to following up with
40 discussion of ex parte communications.

41
42 **Discussion and Consideration: Resolution 26-17—Accepting the Fraud Risk Assessment**
43 **for 2026 (First Reading)**

1 Mr. Maughan led this discussion. Mr. Maughan said the Fraud Risk Assessment was an
2 item they addressed every year. Nibley City went through a checklist provided by the Utah
3 State Auditor's office on meeting requirement and limiting Nibley's risk for fraud. He
4 described that a big part of limiting risk was separating duties when it came to money. He
5 said Nibley's Treasurer did a great job of making sure policies were followed and no one
6 person oversaw Nibley's finances. Mr. Maughan challenged staff to revise Nibley City
7 travel policy before the 2027 Fraud Risk Assessment. Staff accepted this challenge.

8
9 Councilmember Spaulding, who had performed Nibley City's internal audit, reported on
10 his audit experience.

11
12 *Councilmember Mansell moved to approve Resolution 26-17—Accepting the Fraud Risk*
13 *Assessment for 2026 and waived the 2nd reading and including 20 points on the Fraud Risk*
14 *Assessment's item 5. Councilmember Kenczka seconded the motion.*

15
16 Councilmember Kenczka said he felt Nibley performing so well and being honest in their
17 own evaluation, distilled to citizens the confidence that Nibley City was working and doing
18 their best on their behalf.

19
20 *Voting on the motion to approve Resolution 26-17 was as follows:*

21 *Councilmember Laursen voted in favor.*

22 *Councilmember Mann voted in favor.*

23 *Councilmember Mansell voted in favor.*

24 *Councilmember Kenczka voted in favor.*

25 *Councilmember Spaulding voted in favor.*

26
27 *The motion to approve Resolution 26-17 passed unanimously 5-0; with Councilmember*
28 *Laursen, Councilmember Mann, Councilmember Mansell, Councilmember Kenczka, and*
29 *Councilmember Spaulding all in favor.*

30
31 **Discussion and Consideration: Ordinance 26-13—Amending NCC 19.24.150 Permitted**
32 **Signs, Including Provisions Related to Political and Temporary Signage, Setbacks and**
33 **Permit Requirements (Second Reading)**

34 Mr. Maughan led this discussion. Mr. Maughan summarized the review notes the
35 attorney for Nibley City had provided on the ordinance:

36
37 *"Update for 9/17/26*

38 *Attorney Review*

- 39 • *City may restrict other signs in the park strip, even if political signs are*
40 *allowed.*
- 41 • *Regarding adjacent property owner approval, attorney advises against*
42 *requiring emblem of approval and simply enforce based upon complaints*
43 *from adjacent property owners."*

1 Mayor Jacobsen recalled that the City Council had discussed if Nibley City should be
2 exempted from the prohibition of placing signs for City events. He'd read the draft in the
3 meeting packet, that Nibley City was prohibited from putting signs in the park strip. The
4 City Council debated the correct code draft. The City Council discussed that the Planning
5 Commission had not debated the code draft that exempted City placed signs.

6
7 *Councilmember Laursen moved to approve Ordinance 26-13—Amending NCC 19.24.150*
8 *Permitted Signs, Including Provisions Related to Political and Temporary Signage, Setbacks*
9 *and Permit Requirements, with the amendment to remove the language that prohibited*
10 *signage for city sponsored events. Councilmember Mann seconded the motion.*

11
12 Councilmember Laursen said there were other things that needed attention in the sign
13 ordinance and needed to be addressed. He felt he may want to continue the ordinance.
14 The City Council discussed Nibley's community culture. The City Council discussed the
15 definition of a political sign.

16
17 *Councilmember Laursen made a substitute motion to continue discussion and*
18 *consideration of Ordinance 26-13 until the Planning Commission had the opportunity to*
19 *discuss if city signs were allowed in park strips. Councilmember Kenczka seconded the*
20 *motion.*

21
22 Mr. Wright shared information with the City Council that he'd shared with the Recreation
23 staff and described brand recognition and having signs out to make impressions was
24 critical. He shared information about the number of advertisements seen by a given
25 person every day. Mr. Wright suggested a permanent placement where they could hang
26 items that were out of the way and very visible would be effective. Mayor Jacobsen and
27 Councilmember Mansell questioned if placement of signs on the other side of the
28 sidewalk was less efficient. Councilmember Mann and Mr. Wright agreed that it would be
29 cumbersome to get permission from private property owners to place their signs. Mayor
30 Jacobsen questioned if the previous motion should procedurally be a motion to Refer to
31 Committee.

32
33 *Mayor Jacobsen proposed a substitute motion to the substitute motion, to refer Ordinance*
34 *26-13 to committee, instead of continuing the motion, to give the Planning Commission*
35 *opportunity to discuss if city signs were allowed in park strips. Councilmember Laursen*
36 *seconded the motion.*

37
38 Councilmember Kenczka asked if there were direction they wanted to give the Planning
39 Commission. Councilmember Laursen said he'd also like the Planning Commission's
40 opinion of removing the ability of a sexually oriented business to advertise on an EMD.
41 The remainder of Councilmember Laursen's list was as follows:

- 42
43 • Suggested categorizing signs less prescriptively; temporary, permanent, and
44 electrical. What types of signs need different types of permitting.

- Economic development problems with restrictions on home-based business and future economic development was very prohibitive and would need to be addressed as they had economic development
- Provisions that electrical signs needed to be turned off at certain times and then having provisions that those types of code were not even allowed in certain zones.

Councilmember Laursen said he was fine with the Planning Commission just tackling the issued of allowing city signs.

The vote to refer the ordinance to committee passed 4-1; with Councilmember Laursen, Councilmember Mansell, Councilmember Kenczka, and Councilmember Spaulding in favor. Councilmember Mann was opposed.

Discussion and Consideration: Ordinance 26-12—Adopting NCC 19.50 Expiration of Inactive Applications (Second Reading)

Mr. Maughan reviewed the update staff had received from Nibley's attorney:

"Update for 9/17/26

- *Regarding whether this ordinance may be retro-active (apply to current violations), City Attorney advises not to apply retroactively, but just to provide a 30-day notice for existing inactive applications.*
- *Currently, very few inactive applications"*

Mr. Dickinson reported that Nibley City only had one outstanding application

Councilmember Laursen moved to approve Ordinance 26-12—Adopting NCC 19.50 Expiration of Inactive Applications. Councilmember Kenczka seconded the motion.

Councilmember Laursen said he was surprised that legal counsel had not recommended what would happen to current applications, but felt staff stating applicants would be given 30-days was fine.

Voting on the motion to approve Ordinance 26-12 was as follows:

Councilmember Spaulding voted in favor.

Councilmember Kenczka voted in favor.

Councilmember Mansell voted in favor.

Councilmember Mann voted in favor.

Councilmember Laursen voted in favor.

The motion to approve Ordinance passed unanimously 5-0; with Councilmember Laursen, Councilmember Kenczka, Councilmember Mann, Councilmember Mansell, and Councilmember Spaulding all in favor.

1 Seeing no objection, Mayor Jacobsen called for a break at 8:47 p.m. The meeting resumed
2 at 8:56 p.m.

3
4 **Discussion and Consideration: City Council Direction and Authorization to Staff to Enter
5 into a Contract for Nibley 1200 West City Park- East Concepts and Design Phase 1**

6 Mr. Dickinson said the City would like to build another park. He described the Request for
7 Proposals (RFP) process. Mr. Dickinson said the park being referred for development was
8 the 1200 West park. He described the area of the park that was the current focus and
9 reported that the City had received 9 proposals and presented specifics of the top ranked
10 proposals. Mr. Dickinson described the members of the steering and selection committee:
11 Erin Mann, Justin Maugah, Tom Dickinson, Levi Roberts, Kendall Welker, Rod Elwood, and
12 Randy Spaulding. The Committee could not make the final decision and had decided to
13 task the City Council with making the final decision. Councilmember Mann took the
14 opportunity to describe her experiences discussing the top proposals. Councilmember
15 Mansell asked for explanation of why the east side of the park was being designed before
16 the west side. Mr. Dickinson responded that this was purely budgetary. He also described
17 that through the development agreement with Nibley Meadow there were conditions
18 that were placed on spending collected impact fees and this was why there was more
19 focus on the east side. Councilmember Spaulding described his take aways from sitting
20 on the selection committee. Councilmember Spaulding and Councilmember Mann both
21 agreed that they felt they would go with Bluline. Mr. Dickinson talked about experiences
22 the City had working with the Bluline Group on another project. Mr. Dickinson recalled
23 the city's experiences with MGBA completing the Parks and Recreation Open Space
24 general plan. Councilmember Laursen asked for references to Nibley's Procurement
25 Policy. Mr. Maughan found the policy in Nibley City code.

26
27 *Councilmember Laursen moved to Authorize to Staff to Enter into a Contract for Nibley
28 1200 West City Park- East Concepts and Design Phase 1 with MGBA. Councilmember
29 Mansell seconded the motion.*

30
31 Councilmember Laursen said he'd made the motion because he felt they'd handicapped
32 people submitting for the RFP. As he'd read the RFP it had referenced the scope of work
33 pretty well and they might need to reevaluation how they did their judging and base it on
34 how they did their RFP specifics, line-by-line. He'd picked MGBA because they met the
35 RFP better than the others. Councilmember Kenczka asked why they didn't reasonably
36 know that the budget was for a park. Mr. Maughan shared his recall of the discussion that
37 led to the budget guidance for the park development.

38
39 *The motion passed unanimously 5-0; with Councilmember Laursen, Councilmember
40 Mansell, Councilmember Mann, Councilmember Kenczka, and Councilmember Spaulding
41 all in favor.*

42
43 **Workshop: Lease of City Owned Properties**

1 Mr. Maughan said this discussion was in direct response to a number of individuals
2 reaching out to the City to lease or use City owned property. The City had done this in the
3 past with a few City owned farm fields. Typically, they selected a piece of property and
4 put constraints on the property and then allowed bids to use the property with a proposal
5 on how the bidder would like to use the property. Mr. Maughan showed the City Council
6 the properties where requests had been received.

7
8 The City Council discussed access to water to maintain and keep animals at the property
9 at Nibley Gardens. Mr. Maughan questioned if the City Council wanted to lease to specific
10 entities or to use an RFP process to put use of properties out for bid. Councilmember
11 Laursen asked if there were any State regulations regarding leasing City property. Mr.
12 Maughan said he was not aware of any. Councilmember Mansell said he had concerns
13 with fencing on both the Shadow Brook and Nibley Gardens properties. Councilmember
14 Mansell said he would be worried about creating dust for existing residents on the
15 Shadow Brook property.

16
17 The City Council focused on the property behind Nibley Gardens. Councilmember Mann
18 didn't think it made sense to lease the property to anyone besides someone who lived
19 near the property. She said they should notify the adjacent property owners that it was
20 available for lease. Councilmember Laursen said he would be in favor of selling that piece
21 of land. The City Council agreed that the property should be leased as one parcel.
22 Councilmember Spaulding said he would be in favor of leasing if the property were
23 maintained and didn't become a dust bowl. He was interested in water rights for the
24 lease. The City Council continued discussion of providing water to the property.
25 Councilmember Laursen said he would lease the property, restricting the property to
26 agricultural use and being subject to all land use and nuisance use ordinances. After
27 discussion that the area was zoned R-2, there was direction to leave the zoning R-2 and
28 not Agricultural. Mr. Maughan offered that he would investigate water access for the
29 property. The City Council talked about having the requestor figuring out what could be
30 done about water. Mr. Maughan restated that his direction was to put together an RFP
31 and have an understanding of the water before finalizing the RFP and if this could be
32 worked out, include the water requirements in the RFP.

33
34 The City Council discussed the Shadow Brook property. Mr. Maughan said the property
35 was zoned Park. The applicant said the long-term plan was to one day have an indoor
36 riding arena. Councilmember Laursen and Councilmember Spaulding said they were not
37 interested in leasing the property. Councilmember Laursen said he would be more
38 interested in selling the property.

39
40 The City Council discussed farm property at 640 west. The City Council agreed to put out
41 a bid for farming on the property. Mr. Maughan said there was water on the property and
42 the City had been watering the property with water shares. Mr. Maughan said the
43 property would need to be watered with flood irrigating or a new pump would need to
44 be installed. Councilmember Laursen suggested the property be put out to bid with

1 restriction that the property would need to abide by County code and restrictions.
2 Councilmember Mann, Councilmember Kenczka, and Councilmember Spaulding agreed
3 that they should put out a bid for use of the property.
4

5 **Council Reports**

6 Councilmember Kenczka reported on a tour of the Provo Recreation Center.
7

8 Councilmember Mansell reported on an email about doing a waterwise landscape area.
9 He requested the strip between Nibley Farms be considered. Councilmember Mansell
10 asked if there were something that could be done to help plant water wise plants.
11

12 Councilmember Mansell asked reminded staff about amending the budget to do a Nibley
13 City code revamp.
14

15 Councilmember Mansell asked if they'd heard anything on the conceptual meeting for
16 the piece of property at the corner of 2200 and 800. Mr. Maughan reported that there
17 had been a complaint that the wetland had been filled in. He was notified by Mr.
18 Dickinson that they had their permits in order to do so.
19

20 Councilmember Mansell questioned if they'd utilized any social media campaigns to raise
21 revenues for the Morgan Farm barn. He questioned if any funding revenues had been
22 considered. Councilmember Mann shared discussion she'd had with Roxie Christensen
23 about grant funding. Mr. Maughan said they were also having discussions of what they
24 wanted to do with the barn: keeping it alive or totally refurbishing it.
25

26 Councilmember Mann reported on the rousing debate held by Nibley's 2nd graders at City
27 Hall during their mock City Council meeting on the previous Monday. They debated that
28 they wanted a crosswalk to keep them safe.
29

30 Councilmember Laursen reported on meeting with the Community Council about the new
31 middle school. He was impressed with how fast Nibley's staff had responded with putting
32 flags at the crossing location. He questioned that at their last meeting there had been
33 public comment on how 8th west was going.
34

35 Councilmember Laursen reported on indoor recreation and the plan to continue visiting
36 other sized publicly owned recreation centers in Utah. He reported that the committee
37 met every Monday. Councilmember Laursen said he felt the City needed to reorganize
38 and mobilize their recreation committee and regain the momentum.
39

40 Mayor Jacobsen updated the City Council on a south Fire District.
41

42 Mr. Maughan thanked the City Council for letting him participate in the National Rural
43 Water Association conference in the past week. He also thanked staff for keeping things

1 running in his absence. Mr. Maughan reported on the National Rural Water Association
2 conference.

3
4 Mr. Dickinson reported on the fence surrounding the pump house on 1200 West. Mr.
5 Dickinson said Mr. Elwood had investigated repairing or replacing the fence with the
6 general consensus being to rebuild the fence and said a completely new fence was
7 roughly \$6,000. Mr. Maughan said the canal company had no indication that they would
8 do anything with the fence. The canal company believed it was the City's problem.
9 Councilmember Laursen said they should give the canal company a nuisance citation. Mr.
10 Maughan asked for permission to continue

11
12 Mr. Dickinson reported that the Transportation Master Plan was 50-60% complete with a
13 draft. There would be a joint Planning Commission and City Council meeting on the
14 following Thursday on September 24. A public open house was scheduled for the 14th of
15 October.

16
17 Mr. Dickinson gave an update on construction at the Nibley City Center park.

18
19 Ms. Bodily reported on the Saturday, September 12 Day of Service.

20
21 Seeing no objection, the meeting was adjourned at 11:01 p.m.

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43 Attest: _____
44 City Recorder